

## COMMITTEE ON COMMUNITY IMPROVEMENT

**May 15, 2007**

**Aldermen Garrity, O'Neil,  
Osborne, Gatsas, Duval**

**Upon Recess of BMA  
Aldermanic Chambers  
City Hall (3<sup>rd</sup> Floor)**

Chairman Garrity called the meeting to order.

The Clerk called the roll.

Present: Aldermen Garrity, O'Neil, Osborne, Gatsas, Duval

### **TABLED ITEM**

On motion of Alderman Duval, duly seconded by Alderman O'Neil, it was voted to remove the following item from the table.

3. Motion to table withdrawal of Special Revenue Reserve fund in the amount of \$142,000 for the Piscataquog River Park Reconstruction Project to repair damage due to April 2007 flood; with fund redeposit anticipated when FEMA assistance is received.  
*(Tabled 05/08/2007 pending review by staff of alternative funding mechanism.)*

Mr. MacKenzie stated they did review with Parks and Recreation some of their recent bids under a major bond project, and determined based upon those bids that the amount requested \$142,000 would fit under the specific parks improvement project. So that there is no necessary other funding the CIP Committee could just authorize that the budget authorization be revised to include Piscataquog Park flood damage.

Alderman O'Neil so moved to approve the revision to the budget authorization to include Piscataquog Park. Alderman Duval duly seconded the motion.

Alderman Gatsas asked for a clearer explanation of what Mr. MacKenzie said.

Mr. MacKenzie stated there is a bond project that provided for a number of park improvement projects, one of those was called Piscataquog Park east, which was primarily the Douglas field project.

Alderman Gatsas asked how much was in that fund.

Mr. MacKenzie responded the total bond portion of the project is \$1,975,000. The Piscataquog Park east was, looking at the revised one, I believe it was approximately \$550,000 was the original estimate and that included Douglas Field which is going to be used as a multi purpose field but for such things as the west side Pop Warner program. They did go out recently and have gotten the bids in those bids came in under the original estimate, and they believe that in just that portion of this larger park improvement program that they would have a savings of \$143,000. So given that, they have reviewed, that have added a contingency to the bid estimate, they would have funding available within the bond program to do the \$142,000 emergency repairs.

Alderman Gatsas stated I will assume that Alderman Smith will be watching that with his watchful eye and he will report back if we need more money.

Alderman Smith stated certainly, I'd be glad to.

Alderman Forest stated he would also.

There being no further discussion, Chairman Garrity called for a vote. The motion carried with none recorded in opposition.

## **NEW BUSINESS**

### **Memo regarding relocation of Office of Youth Services**

Chairman Garrity stated the Board has been concerned about the space needs for OYS for a number of years, since they moved into the Rines Center. There is space available at 1245 Elm Street second floor, and I have come up with a funding recommendation for a one year period effective July 1<sup>st</sup>, transferring \$30,000 from 711307 Deferred Maintenance Project for funding for the relocation. The funding comes from the Calef Road Fire Station drainage project which was budgeted at \$36,500 and as you can tell the project is complete and it came in substantially lower. It calls for a proposed lease 1245 Elm Street at \$26,000 per year with a 3 year minimum, and the first year cost would also include cable connections and that will be covered over a three year period. If you look on the second page of the handout it breaks it out in layman's terms and I will let the

Board know that the Director of the Office of Youth Services and their Advisory Board like the idea and are in favor of it. Ken Snow the Chair of the Advisory Board is here as is the Director and the Landlord.

Alderman O'Neil moved on the recommendation. Alderman Duval seconded the motion.

Alderman Gatsas asked can you explain to me what the less return to the city in payments in lieu of taxes is.

Ken Snow, Chair of the OYS Advisory Board addressed the Committee stating, I think during the first year it is a \$30,000 payment for this property. The property is being made available to the Office of Youth Services essentially rent free. It's \$6 a square foot but it is not rental it just covers the following expenses, \$2 of that is for the taxes, \$2.50 is for HVAC, and \$1. Is for the maintenance of the common space, and 50 cents is for the IT hookup which is amortized over the three years of the grant, so of all of the options that the advisory Board has heard about this seems to be the one that works out the best for the Office of Youth Services, it provides the greatest amount of space in an area that is user friendly to the constituents that use the office, the staff is quite comfortable with it, the Board was very comfortable with the option and voted unanimously to support it.

Mr. Anagnost stated to further explain just for everyone's understanding it is the Chase Block we are talking about, the building that we jointly developed between the city and myself. The Chase Block is technically a city property. OYS is in desperate need of additional space and available space. There is a space within the Chase4 Block where a computer company went bankrupt that's fully fit up. It meets all of their needs as is except for the IT hookup and what we are essentially agreeing to tonight should you so desire is to allow the Office of Youth Services to move in there for a temporary period one year to three years until another location is found at the direct costs of the building and to answer your question directly the Chase Block based on occupancy pays taxes in lieu based upon the amount of occupancy in the building so where as this would be occupied the \$2 is essentially returned to the city as a tax payment in lieu on the space that would be occupied by the Office of Youth Services.

Alderman Gatsas asked Marty, the employees where are they going to park.

Mr. Boldin responded the Wall Street parking where all city employees are instructed to park.

Alderman Gatsas stated the Canal Street parking and they will walk from there to the building.

Chairman Garrity noted the City Hall employees park at Wall Street and they walk up to City Hall.

Alderman Gatsas stated I am going to send a memo to the parking coordinator this week to see how many free spaces are given out at the Amherst Street lot and I think we can find out who parks there and who pays. I think that will be an interesting exercise.

Alderman Gatsas stated my next question would be the troubled youth that you deal with right now have the ability to park behind the building where you are located now.

Mr. Boldin responded when the parking is available yes. Parking is an issue at the Rines Center as well.

Alderman Gatsas asked as much as it would be here.

Mr. Boldin responded I think given the offset I can answer that yes no up down but given the offset that this is the best option that is on the table in front of us right now.

Alderman Gatsas stated and this option has been around for awhile, because I know that the discussions that appeared maybe just as your arrived as I went into your office space, that Mr. Jordan had space next door to him, in the same building, that was four years ago, and today it is a good idea and four years ago it wasn't.

Mr. Anagnost stated that the space they were originally looking at wasn't fit up in this fashion and it would have cost a lot more at that time to move them over.

Mr. Snow stated if I could just add I represent a non-profit company that has an office in the same area on Elm Street and we have no parking that goes with the building and we have not experienced any problems with consumers being able to find adequate parking in the area and make their appointments.

Alderman Roy asked if a report would come from the committee tonight.

Chairman Garrity responded if approved it would.

There being no further discussion, Chairman Garrity called for a vote. There being none opposed the motion carried.

Chairman Garrity noted that the \$142,000 previously discussed also included in the revision to reallocate \$8,000 for the Rockingham Trail design.

Mr. MacKenzie stated we have confirmed that this project which will be 80% funded by the State does need \$8,000 in design money in the next fiscal year FY08. The Chairman spoke with me about it and we believe it can be funded under that park improvement program, so we did reference it specifically in there.

In response to question, Deputy City Clerk Johnson advised that the revision was reflected in Item #3 that they discussed earlier. They were going back to make reference to it because it was not drawn to the Committee's attention at the time. It's reflected as Revision #2 on the form.

Alderman Gatsas stated so we are adding another \$8,000 to another project.

Chairman Garrity responded correct.

Alderman Gatsas asked if there was a reason why.

Mr. MacKenzie stated again to stay on schedule with the State, the State will have to start design shortly. The City will have to contribute 20% of that design cost, the state will match the rest and in order to stay on schedule this was revised to keep the state progressing, so it will be \$8,000 for design, the city's share, with construction to occur at this point in FY09.

Alderman Gatsas asked if that was bonded dollars coming from the state.

Mr. MacKenzie stated the State gets funding under the ICETEA program so it would not be state bonded money, no.

Alderman Gatsas asked if we were sure that that money is coming.

Mr. MacKenzie responded yes, this is money that is already locked in because their fiscal year is a little bit different, but they have put it on the Governor's 10 year plan and that has been approved, again for a particular schedule and the funding is in place from the program.

Chairman Garrity noted that he had spoken to Alderman Thibault as Chair of Lands and Buildings who had indicated he had no problem with the lease moving forward and going straight to Finance.

There being no further business to come before the Committee, on motion of Alderman O'Neil, duly seconded by Alderman Duval, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee